



COMPARATIVE MARKET ANALYSIS

16 HIGH STREET, TINANA, QLD 4650

PREPARED BY LJ HOOKER FRASER COAST



16 High Street
Tinana, QLD, 4650

To Whom It May Concern

RE: Property Rental Appraisal - 16 High Street Tinana, QLD, 4650

Thank you for your invitation to appraise this property and provide you with an estimate as to what this property may achieve in today's rental market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to assist with your property needs and for considering the services of our office. We look forward to being of further service in due course.

Kind Regards

A handwritten signature in black ink, appearing to read 'Julie Wyvill', written in a cursive style.

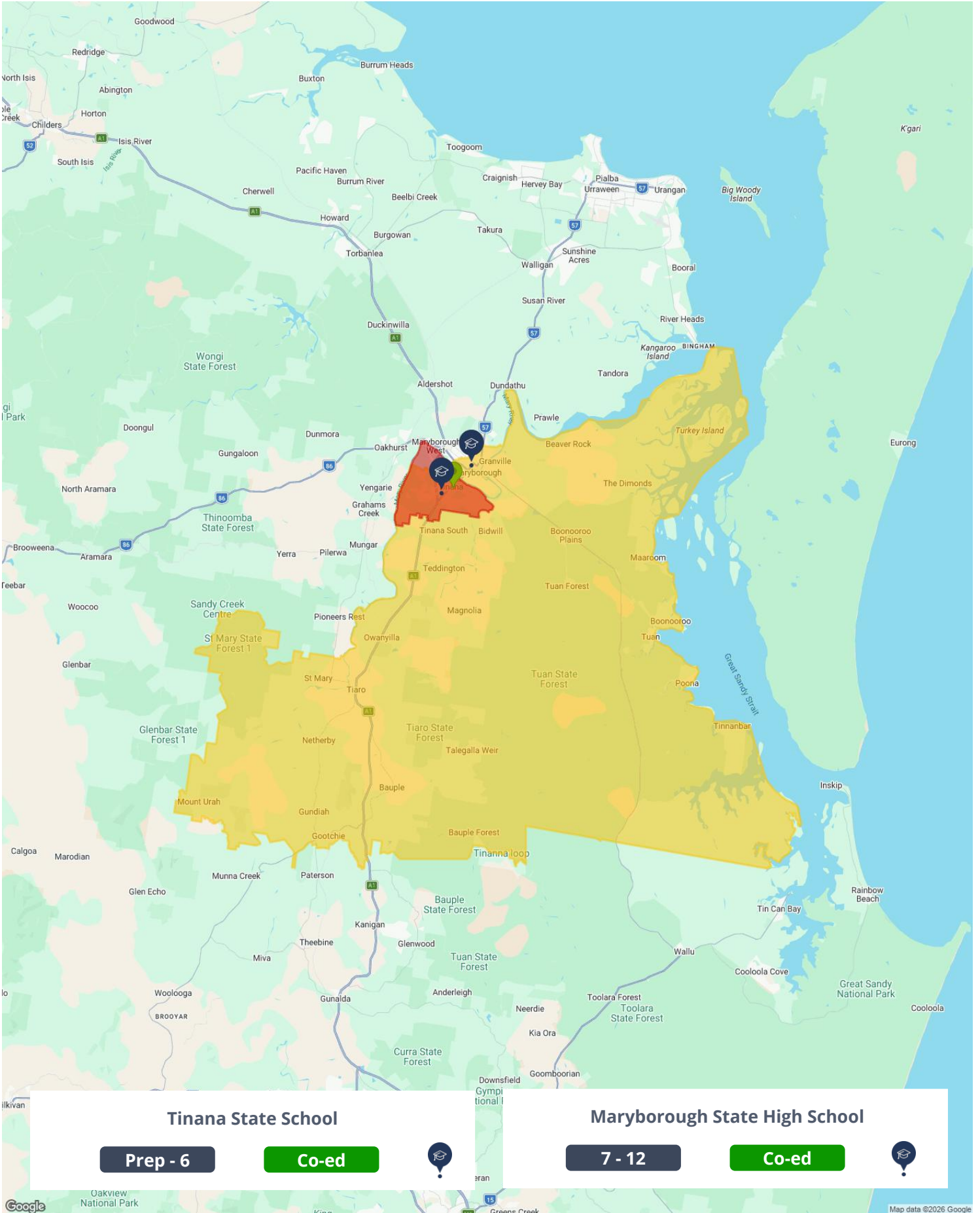
Julie Wyvill
Property Manager
LJ Hooker Fraser Coast

This appraisal has been prepared on 05 / 05 / 2026 and all the information is based on current market analysis for the property presented in clean and tidy condition and according to minimum Housing Standards legislation.

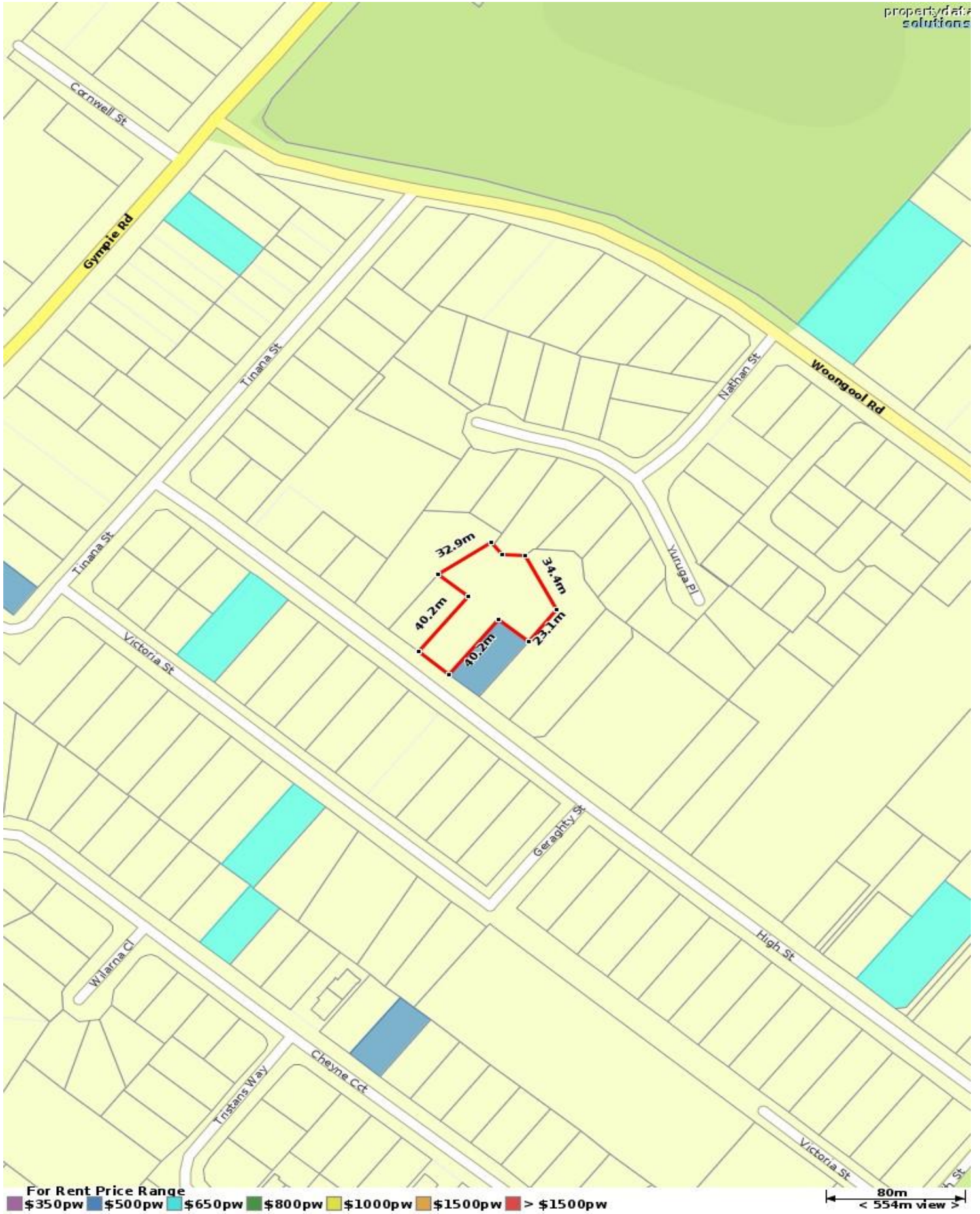
Price Range:: \$680 to \$720 per week

LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com

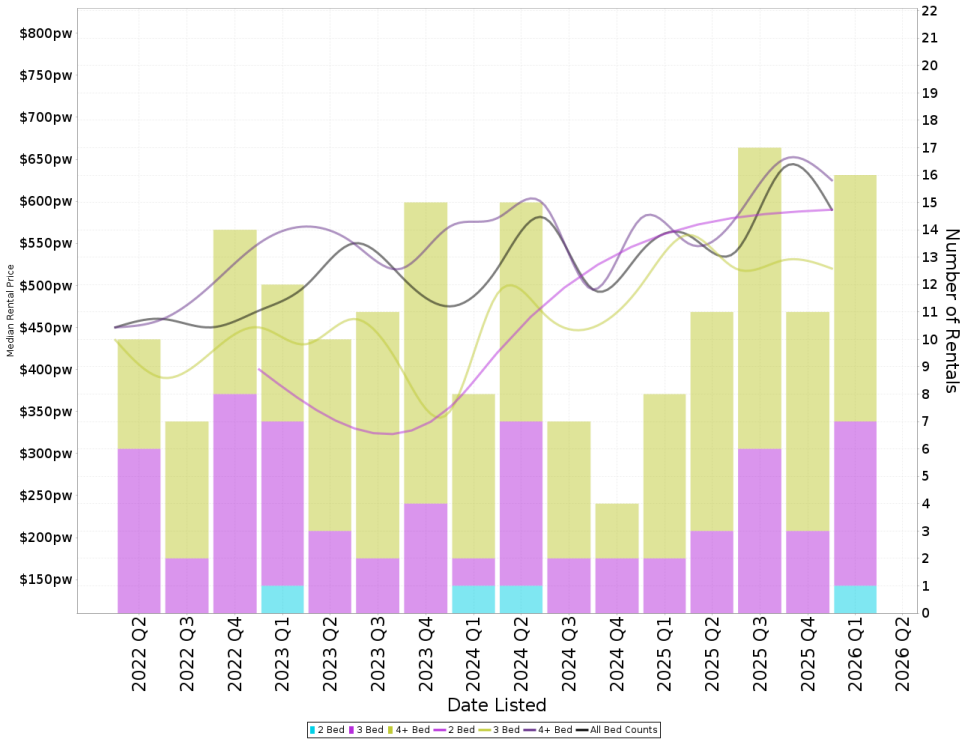
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.6%

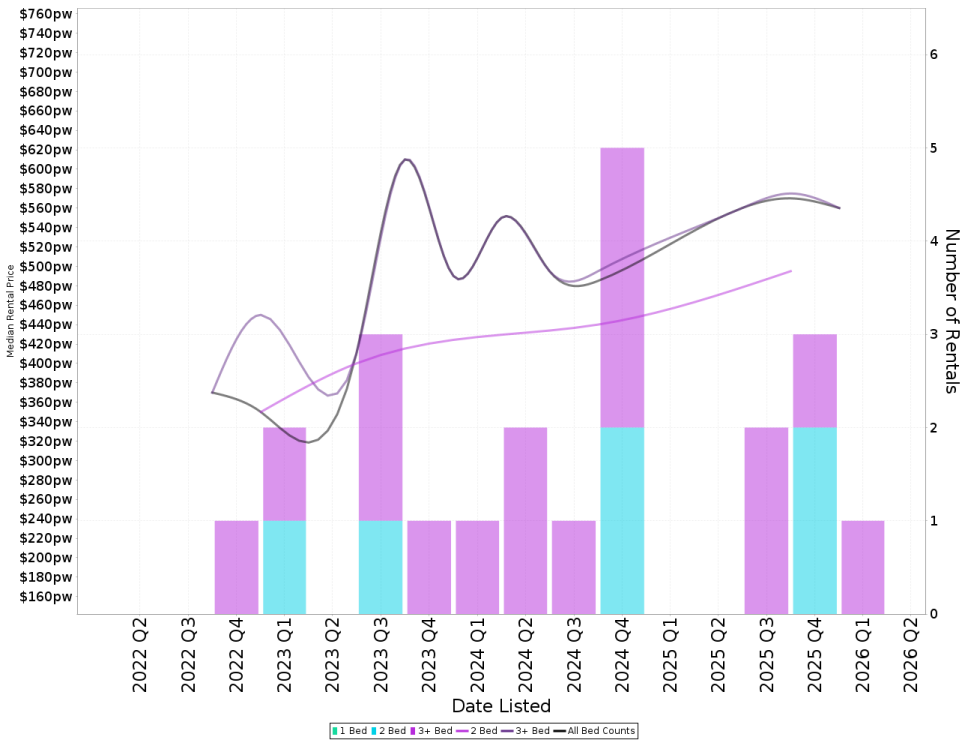
Current Median Price: \$630,000
 Previous Median Price: \$580,000
 Based on 200 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$630,000
 Current Median Rent: \$580
 Based on 55 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+39.6%

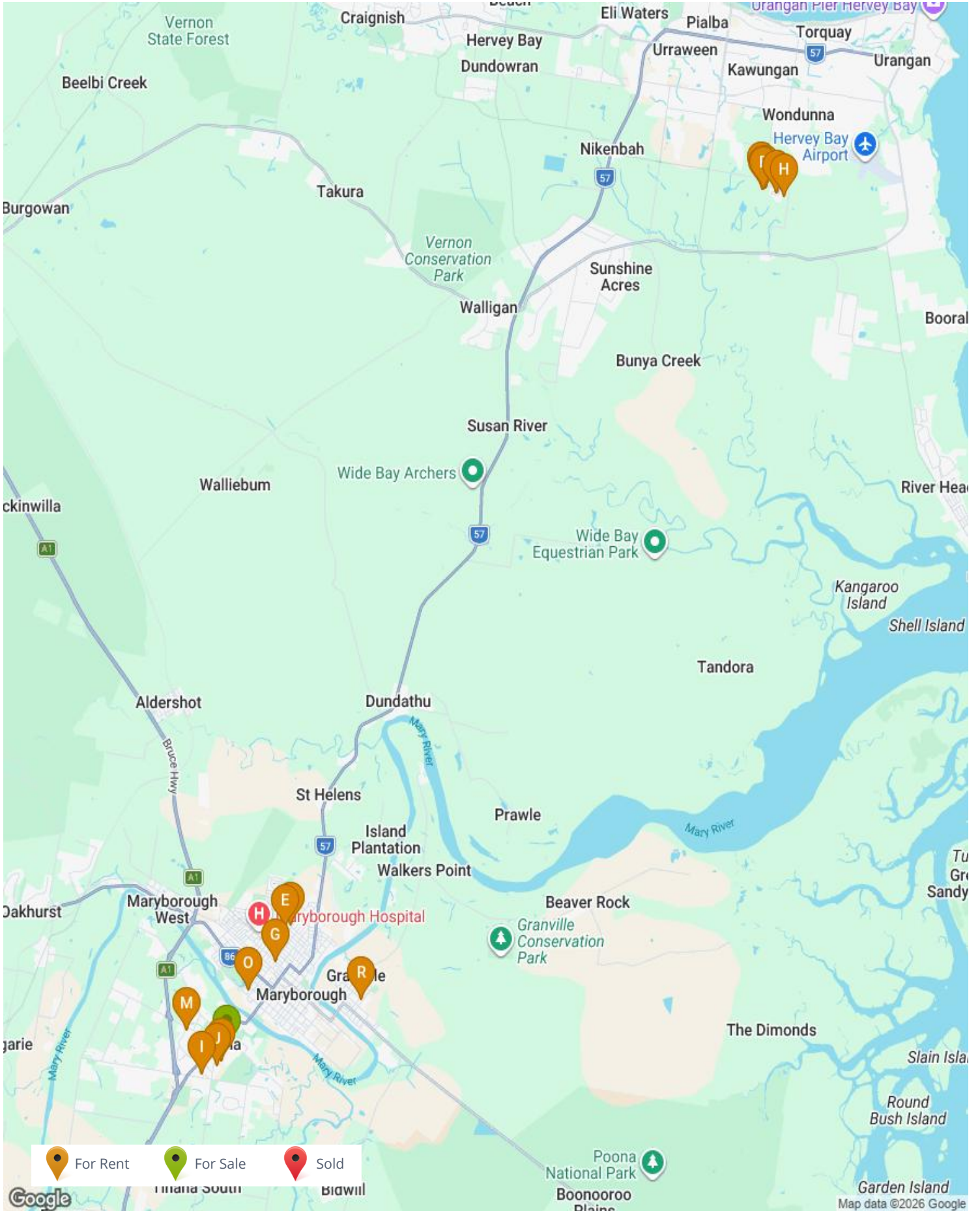
Current Median Price: \$635,000
 Previous Median Price: \$455,000
 Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$635,000
 Current Median Rent: \$560
 Based on 6 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 18 rental properties selected within the radius of 25000.0m from the focus property. The lowest for rent price is \$600 and the highest for rent price is \$750 with a median rental price of \$665. Days listed ranges from 3 to 40 days with the average currently at 17 days for these selected properties.

3 PARKLINK WEST AVE, WONDUNNA 4655

 4  2  2



Property Type: House
Area: 650 m² (200 m²)
RPD: L54 SP185233

Features:

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **April 2026**
Days on Market: **6 Days**



206 CHEAPSIDE ST, MARYBOROUGH 4650

 4  3  2



Property Type: House
Area: 943 m²
RPD: L1 RP62603

Features: LOWSET, POST WAR, GARAGE, BUILT IN ROBES, SLEEPOUT

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **April 2026**
Days on Market: **7 Days**



11 SUMMER DR, WONDUNNA 4655

 4  2  2



Property Type: House
Area: 520 m²
RPD: L66 SP328425

Features:

Current Rent Price: **\$660 per week**
First Rent Price: **\$660 per week**
Month Listed: **April 2026**
Days on Market: **8 Days**



8 SUMMER DR, WONDUNNA 4655

 4  2  2



Property Type: House
Area: 600 m²
RPD: L6 SP328425

Features:

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **7 Days**



80 FRANK ST, MARYBOROUGH 4650

 4  1  4



Property Type: House
Area: 854 m²
RPD: L55 RP4007

Features:

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **April 2026**
Days on Market: **14 Days**



Prepared on 05/05/2026 by LJ Hooker Fraser Coast, 07 4123 7000 at LJ Hooker Fraser Coast. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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1 SUNDEW WAY, WONDUNNA 4655

 4  2  2



Property Type: House
Area: 553 m²
RPD: L67 SP328425

Features:

Current Rent Price: **\$680 per week**
First Rent Price: **\$680 per week**
Month Listed: **April 2026**
Days on Market: **14 Days**



94 SUSSEX ST, MARYBOROUGH 4650

 4  1  2



Property Type: House
Area: 498 m²
RPD: L1 RP77215

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **3 Days**



2 PARKVIEW ST, WONDUNNA 4655

 4  2  2



Property Type: House
Area: 662 m²
RPD: L204 SP229847

Features:

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **April 2026**
Days on Market: **16 Days**



1 AZALEA CRT, TINANA 4650

 4  2  2



Property Type: House
Area: 765 m²
RPD: L19 RP145811

Features: DECK, IMPROVEMENTS: SECURE PARKING, FLOORBOARDS

Current Rent Price: **\$640 per week**
First Rent Price: **\$640 per week**
Month Listed: **April 2026**
Days on Market: **20 Days**



11 JINDILLI WAY, TINANA 4650

 4  2  2



Property Type: House
Area: 706 m² (187 m²)
RPD: L51 SP328446

Features:

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **14 Days**



5 GRANDVUE RISE, WONDUNNA 4655

4 2 2



Property Type: House
Area: 735 m²
RPD: L222 SP328425

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **26 Days**

Features:



38 MACADAMIA DR, TINANA 4650

4 2 2



Property Type: House
Area: 700 m²
RPD: L21 SP348795

Current Rent Price: **\$670 per week**
First Rent Price: **\$670 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **26 Days**

Features:



107 TULIPWOOD DR, TINANA 4650

4 2 2



Property Type: House
Area: 801 m²
RPD: L8 SP299808

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **March 2026**
Days on Market: **40 Days**

Features: LOWSET, CONTEMPORARY, ENSUITE, GARAGE, BUILT IN ROBES, AIR CONDITIONED, ENTERTAINMENT AREA, IMPROVEMENTS: 9M X 6M GARAGE WITH 5M WIDE



40 MACADAMIA DR, TINANA 4650

4 2 2



Property Type: House
Area: 700 m²
RPD: L22 SP348795

Current Rent Price: **\$660 per week**
First Rent Price: **\$660 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **10 Days**

Features:



56 PLEASANT ST, MARYBOROUGH 4650

4 2 2



Property Type: House
Area: 812 m² (297 m²)
RPD: L12 RP42014

Current Rent Price: **\$660 per week**
First Rent Price: **\$660 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **32 Days**

Features: DECK, IMPROVEMENTS: DISHWASHER



3 PARKLINK WEST AVE, WONDUNNA 4655

 4  2  2



Property Type: House
Area: 650 m² (200 m²)
RPD: L54 SP185233

Features:

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **March 2026* (Rented)**
Days on Market: **6 Days**



16 SUMMER DR, WONDUNNA 4655

 4  2  2



Property Type: House
Area: 483 m²
RPD: L10 SP328425

Features: LOWSET

Current Rent Price: **\$680 per week**
First Rent Price: **\$680 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **33 Days**



127 STEINDL ST, GRANVILLE 4650

 4  2  2



Property Type: House
Area: 665 m²
RPD: L3 RP92208

Features: MULTI-LEVEL, CONTEMPORARY, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, ENTERTAINMENT AREA,

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **February 2026* (Rented)**
Days on Market: **28 Days**



16 HIGH STREET, TINANA, QLD 4650



Appraisal Price

This market analysis has been prepared on 05/05/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$680pw to \$720pw

Yield Estimate: 4.3% to 4.6%

Contact your agent for further information:

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Mobile: 0487 085 774
Office: LJ Hooker Fraser Coast
Office Phone: 07 4123 7000 | 07 4123 7005
Email: rentals.ljhookerfc@email.propertyme.com